

20-50 NW 2nd Street & 140 NW Miller Ave

GRESHAM, OR 97030

Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.972.2500

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FOR SALE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

20-50 Northwest 2nd Street & 140 NW Miller Ave., Gresham, OR 97030



PROPERTY DESCRIPTION

Single story retail building with a total of 5 retail tenants on short term leases. The short term leases in place allow for an owner/user to purchase the building or an investor to take over the upcoming lease renewals. The current annual gross income is \$116,160. The property benefits from the City controlled surface parking lot along with the on-street parking around the building.

PROPERTY HIGHLIGHTS

- Roof replaced in 2007
- Next to city parking lot
- Well maintained commercial building with one new HVAC installed
- Short term leases in-place
- Access and retail storefronts on the North and West side of the building
- Property taxes: \$18,539.85

OFFERING SUMMARY

Sale Price:	\$1,399,999
Lot Size:	10,000 SF
Building Size:	9,200 SF
Zoning:	DCC
Year Built:	1973



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DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	718	3,763	16,511
Median age	46.1	40.5	38.3
Median age (Male)	38.6	36.9	37.3
Median age (Female)	48.3	42.8	39.5
Total households	331	1,680	6,973
Total persons per HH	2.2	2.2	2.4
Average HH income	\$47,712	\$54,817	\$66,433
Average house value	\$300,900	\$290,924	\$295,622

LOCATION OVERVIEW

The downtown area of Gresham is very active with it's many retail and restaurant options. This property is located on NW 2nd Street just a half block west of N Main Avenue in downtown Gresham, OR.



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